

## Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF WEST VIRGINIA

Case number (if known)

Chapter

11

☐ Check if this an amended filing

## Official Form 201

## Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Pin Oak Properties, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 54-21528544. Debtor's address **Principal place of business**2500 Fairmont Avenue  
Fairmont, WV 26554

Number, Street, City, State &amp; ZIP Code

Marion  
County**Mailing address, if different from principal place of business**3120 Fairway Drive  
Morgantown, WV 26508

P.O. Box, Number, Street, City, State &amp; ZIP Code

**Location of principal assets, if different from principal place of business**2500 Fairmont Avenue Fairmont, WV 26554

Number, Street, City, State &amp; ZIP Code

5. Debtor's website (URL) \_\_\_\_\_

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify: \_\_\_\_\_

**7. Describe debtor's business**

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.

See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.5311**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**☒ No.☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**☒ No☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor	_____	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

**11. Why is the case filed in this district?***Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** *(Check all that apply.)*☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other \_\_\_\_\_**Where is the property?** \_\_\_\_\_

Number, Street, City, State &amp; ZIP Code

**Is the property insured?**☐ No☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information****13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 7, 2017  
MM / DD / YYYY

**X /s/ Dietrich Steve Fansler**  
Signature of authorized representative of debtor  
  
Title Managing Member

**Dietrich Steve Fansler**  
Printed name

**18. Signature of attorney**

**X /s/ David M. Jecklin**  
Signature of attorney for debtor

Date June 7, 2017  
MM / DD / YYYY

**David M. Jecklin**  
Printed name

**Gianola, Barnum, Bechtel & Jecklin, LC**  
Firm name

**1714 Mileground  
Morgantown, WV 26505**  
Number, Street, City, State & ZIP Code

Contact phone (304) 291-6300

Email address djecklin@gbbjlaw.com

**9678**  
Bar number and State

**Fill in this information to identify the case:**Debtor name Pin Oak Properties, LLCUnited States Bankruptcy Court for the: NORTHERN DISTRICT OF WEST VIRGINIA

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filingOfficial Form 202**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule* \_\_\_\_\_
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 7, 2017**X /s/ Dietrich Steve Fansler**

Signature of individual signing on behalf of debtor

**Dietrich Steve Fansler**

Printed name

**Managing Member**

Position or relationship to debtor

**Fill in this information to identify the case:**Debtor name **Pin Oak Properties, LLC**United States Bankruptcy Court for the: **NORTHERN DISTRICT OF WEST VIRGINIA**

Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
City of Fairmont P.O. Box 182304 Columbus, OH 43218		Business debt.				\$7,882.14
CW Stickley 69 Middletown Road White Hall, WV 26554		Business debt.				\$12,031.00
Internal Revenue Service P.O. Box 145595 Cincinnati, OH 45250		Federal tax lien for 940 taxes for period ending 12/31/15 and 941 taxes for period ending: 03/31/16; 06/30/16; and 09/30/16.				\$51,751.66
Internal Revenue Service P.O. Box 145595 Cincinnati, OH 45250		Federal tax lien for 941 taxes for periods ending: 12/31/14; 09/30/15; and 12/31/15.				\$43,203.91
Internal Revenue Service P.O. Box 145595 Cincinnati, OH 45250		Federal tax lien for 940 taxes for period ending 12/31/10 and 941 taxes for period ending 09/30/14.				\$24,329.19
Internal Revenue Service P.O. Box 145595 Cincinnati, OH 45250		Federal tax lien for 941 taxes for periods ending 03/31/15.				\$21,454.64
Internal Revenue Service P.O. Box 145595 Cincinnati, OH 45250		Federal tax lien for 940 taxes for period ending 12/31/14 and 941 taxes for period ending 06/30/15.				\$20,704.12

Debtor **Pin Oak Properties, LLC**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Lee's Drywall 243 Hidden Meadow Lane Swanton, MD 21561		Consumer debt.				\$170,721.40
Marion County Sheriff Tax Office 200 Jackson St 101 Fairmont, WV 26555		Real estate taxes.				\$335,498.40
Morgantown Security & Fire P.O. Box 645353 Pittsburgh, PA 15264		Business debt.				\$2,313.71
Peoples Gas P.O. Box 645345 Pittsburgh, PA 15264		Business debt.				\$2,646.15
Rosso Roofing 121 Railroad Street Uniontown, PA 15401		Business debt.				\$4,240.00
State of WV Tax Dept. P.O. Box 2745 Charleston, WV 25330		Taxes				\$37,924.36
Town of White Hall 3 Timrod Dr, Fairmont Fairmont, WV 26554		Fire fee.	Contingent Unliquidated Disputed			\$88,374.63
Travelers P.O. Box 361136 Columbus, OH 43236		Business debt.				\$3,547.00
West Virginia State Tax Department Bankruptcy Division P.O. Box 766 Charleston, WV 25323		State tax lien for periods: 03/31/14; 06/30/14; 09/30/14; 12/31/14; 03/31/15; 06/30/15; 09/30/15; and 12/31/15.				\$36,595.12
WorkForce WV Legal Section 112 California Avenue Charleston, WV 25305		Unemployment Compensation tax lien for 07/01/15 through 09/30/15 and 01/01/16 through 03/31/16.				\$2,464.90
WorkForce WV Legal Section 112 California Avenue Charleston, WV 25305		Unemployment Compensation tax lien for 10/01/14 through 06/30/15.				\$11,471.98

Debtor **Pin Oak Properties, LLC**

Case number (if known)

Name

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
WV Insurance Commissioner P.O. Box 50540 Charleston, WV 25305		Tax				\$6,031.20
WV Unemployment Compensation Div. P.O. Box 2573 Charleston, WV 25301		Tax				\$8,928.43



Debtor name **Pin Oak Properties, LLC**United States Bankruptcy Court for the: **NORTHERN DISTRICT OF WEST VIRGINIA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206Sum**  
**Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets****1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from *Schedule A/B*..... \$ **18,000,000.00****1b. Total personal property:**Copy line 91A from *Schedule A/B*..... \$ **2,000.00****1c. Total of all property:**Copy line 92 from *Schedule A/B*..... \$ **18,002,000.00****Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ **13,217,961.95****3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ **601,972.60****3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ **295,282.53****4. Total liabilities** .....  
Lines 2 + 3a + 3b\$ **14,115,217.08**

Debtor name Pin Oak Properties, LLCUnited States Bankruptcy Court for the: NORTHERN DISTRICT OF WEST VIRGINIA

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 206A/B Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents****1. Does the debtor have any cash or cash equivalents?**

- ☒ No. Go to Part 2.  
☐ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of  
debtor's interest**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.  
☐ Yes Fill in the information below.

**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**

- ☒ No. Go to Part 4.  
☐ Yes Fill in the information below.

**Part 4: Investments****13. Does the debtor own any investments?**

- ☒ No. Go to Part 5.  
☐ Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets****18. Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.  
☐ Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)****27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- ☒ No. Go to Part 7.

Debtor Pin Oak Properties, LLC  
Name

Case number (If known)

☐ Yes Fill in the information below.**Part 7: Office furniture, fixtures, and equipment; and collectibles****38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**☐ No. Go to Part 8.  
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	<b>Office furniture</b> <u>Office furniture.</u>	<u>\$0.00</u>	<u>Comparable sale</u>	<u>\$1,000.00</u>
40.	<b>Office fixtures</b>			
41.	<b>Office equipment, including all computer equipment and communication systems equipment and software</b> <u>Computer and a copy machine.</u>	<u>\$0.00</u>	<u>Comparable sale</u>	<u>\$1,000.00</u>

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

\$2,000.0044. **Is a depreciation schedule available for any of the property listed in Part 7?**☒ No  
☐ Yes45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**☒ No  
☐ Yes**Part 8: Machinery, equipment, and vehicles****46. Does the debtor own or lease any machinery, equipment, or vehicles?**☒ No. Go to Part 9.  
☐ Yes Fill in the information below.**Part 9: Real property****54. Does the debtor own or lease any real property?**☐ No. Go to Part 10.  
☒ Yes Fill in the information below.**55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

Debtor **Pin Oak Properties, LLC**  
Name

Case number (If known)

55.1.	29.64 acres, 0.637 acres, and 0.944 acres of real estate located in Middletown Mall, White Hall, Grant District, Marion County, West Virginia. DB 1009, Pg 364.	Equitable interest	\$0.00	Revenue based	\$18,000,000.00
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56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
Copy the total to line 88.

**\$18,000,000.00**57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- ☒ No  
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- ☒ No  
☐ Yes

**Part 10: Intangibles and intellectual property**59. **Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.  
☐ Yes Fill in the information below.

**Part 11: All other assets**70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☒ No. Go to Part 12.  
☐ Yes Fill in the information below.

Debtor **Pin Oak Properties, LLC**  
Name

Case number (if known)

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<b>\$0.00</b>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<b>\$0.00</b>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<b>\$0.00</b>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<b>\$0.00</b>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<b>\$0.00</b>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<b>\$0.00</b>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<b>\$2,000.00</b>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<b>\$0.00</b>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<b>\$18,000,000.00</b>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<b>\$0.00</b>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	<b>\$0.00</b>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<b>\$2,000.00</b>	<b>\$18,000,000.00</b>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<b>\$18,002,000.00</b>

Debtor name **Pin Oak Properties, LLC**United States Bankruptcy Court for the: **NORTHERN DISTRICT OF WEST VIRGINIA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 206D

## Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

## 1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim  Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
<b>2.1</b>	<b>Advance Refrigeration, Inc.</b> <small>Creditor's Name</small>  <b>689 Fairchance Road</b> <b>Morgantown, WV 26508</b> <small>Creditor's mailing address</small>  <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b> <b>10/01/14</b> <b>Last 4 digits of account number</b> <b>1000</b> <b>Do multiple creditors have an interest in the same property?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	Describe debtor's property that is subject to a lien <b>Judgment lien in the Monongalia County Circuit Court, styled Advance Refrigeration, Inc. et al. v. Deitrich Steven Fansler and Pin Oak Properties, LLC, Case No. 13-C-1000.</b>  Describe the lien <b>Judgment Lien</b> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$176,545.40</b>	<b>\$176,545.40</b>

<b>2.2</b>	<b>City Neon, Inc.</b> <small>Creditor's Name</small> <b>c/o Michael L. Solomon</b> <b>Solomon &amp; Solomon</b> <b>330 Chestnut Street</b> <b>Morgantown, WV 26505</b> <small>Creditor's mailing address</small>  <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b> <b>01/19/12</b> <b>Last 4 digits of account number</b> <b>C398</b>	Describe debtor's property that is subject to a lien <b>Judgment lien in the Marion County Circuit Court, styled City Neon, Inc. v. Pin Oak Properties, LLC, Case No. 11-C-398.</b>  Describe the lien <b>Judgment Lien</b> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)	<b>\$60,170.00</b>	<b>\$60,170.00</b>
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Do multiple creditors have an interest in the same property?

- ☒ No
- ☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

- Check all that apply
- ☐ Contingent
- ☐ Unliquidated
- ☐ Disputed

2.3 Clear Mountain Bank

Creditor's Name

P.O. Box 205  
Bruceton Mills, WV 26525

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

05/19/16

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

- ☐ No
- ☒ Yes. Specify each creditor, including this creditor and its relative priority.

1. General Acquisitions, LLC  
2. RDR Properties  
3. Clear Mountain Bank

Describe debtor's property that is subject to a lien

29.64 acres, 0.637 acres, and 0.944 acres of real estate located in Middletown Mall, White Hall, Grant District, Marion County, West Virginia. DB 1009, Pg 364.

\$300,000.00

\$18,000,000.00

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

- ☒ No
- ☐ Yes

Is anyone else liable on this claim?

- ☒ No
- ☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

- Check all that apply
- ☐ Contingent
- ☐ Unliquidated
- ☐ Disputed

2.4 FK Everest, Inc

Creditor's Name

140 Business, Park Dr,  
Fairmont, WV 26554

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

05/21/12

Last 4 digits of account number

C320

Do multiple creditors have an interest in the same property?

- ☒ No
- ☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

Judgment lien in the Marion County Circuit Court, styled FK Everest, Inc. v. Dietrich S. Fansler, Pin Oak Properties, LLC, et al. Case No. 10-C-320.

\$250,000.00

\$250,000.00

Describe the lien

Judgment Lien

Is the creditor an insider or related party?

- ☒ No
- ☐ Yes

Is anyone else liable on this claim?

- ☐ No
- ☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

- Check all that apply
- ☐ Contingent
- ☐ Unliquidated
- ☐ Disputed

2.5 General Acquisitions, LLC

Describe debtor's property that is subject to a lien

\$12,031,000.00

\$18,000,000.00

Creditor's Name

**6200 Mid Atlantic Drive  
Morgantown, WV 26508**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**10/05/16**

**Last 4 digits of account number**

**Do multiple creditors have an  
interest in the same property?**

☐ No

☒ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Specified on line 2.3**

**29.64 acres, 0.637 acres, and 0.944 acres of  
real estate located in Middletown Mall, White  
Hall, Grant District, Marion County, West  
Virginia. DB 1009, Pg 364.**

**Describe the lien**

**Deed of Trust**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.6

**Gianola, Barnum, Bechtel &  
Jecklin, LC**

Creditor's Name

**1714 Mileground  
Morgantown, WV 26505**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an  
interest in the same property?**

☒ No

☐ Yes. Specify each creditor,  
including this creditor and its relative  
priority.

**Describe debtor's property that is subject to a lien**

**Judgment lien in the Monongalia County  
Magistrate Court, styled Gianola Barnum,  
Bechtel & Jecklin, LC v. Pin Oak Properties,  
LLC, Case No. 16-M31C-874.**

**Describe the lien**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

**\$3,148.05**

**\$3,148.05**

2.7

**Jackson Kelly, PLLC**

Creditor's Name

**P.O. Box 553  
Charleston, WV 25322**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**06/04/13**

**Describe debtor's property that is subject to a lien**

**Judgment lien in the Marion County Circuit  
Court, styled Jackson Kelly, PLLC v.  
Deitrich S. Fansler and Pin Oak Properties,  
LLC, Case No. 13-C-817.**

**Describe the lien**

**Judgment Lien**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**\$173,957.41**

**\$173,957.41**



Last 4 digits of account number  
**C817**

Do multiple creditors have an interest in the same property?

- ☒ No  
☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

- Check all that apply  
☐ Contingent  
☐ Unliquidated  
☐ Disputed

2.8 **Mercantile Realty, Inc.**

Creditor's Name

**Chelsae Richmond  
Robinson & McElwee,  
PLLC  
P.O. Box 1791  
Charleston, WV 25326**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**01/04/16**

Last 4 digits of account number

**C646**

Do multiple creditors have an interest in the same property?

- ☒ No  
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

**Judgment in the Kanawha County Circuit Court, styled Mercantile Realty, Inc. v. Tree Dollar, LLC, Pin Oak Properties, LLC and Stephen Fansler, Case No. 14-C-646.**

**\$55,658.21**

**\$55,658.21**

Describe the lien

**Judgment Lien**

Is the creditor an insider or related party?

- ☒ No  
☐ Yes

Is anyone else liable on this claim?

- ☐ No  
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

- Check all that apply  
☐ Contingent  
☐ Unliquidated  
☐ Disputed

2.9 **R.D. Wilson Sons & Company**

Creditor's Name

**P.O. Box 1486  
Clarksburg, WV 26301**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**06/09/11**

Last 4 digits of account number

**C521**

Do multiple creditors have an interest in the same property?

- ☒ No  
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

**Judgment in the Harrison County Magistrate Court, styled R.D. Wilson-Sons & Co. v. Pin Oak Properties, LLC, Case No. 11C-521.**

**\$1,482.88**

**\$1,482.88**

Describe the lien

**Judgment Lien**

Is the creditor an insider or related party?

- ☒ No  
☐ Yes

Is anyone else liable on this claim?

- ☒ No  
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

- Check all that apply  
☐ Contingent  
☐ Unliquidated  
☐ Disputed

2.10 **RDR Properties**

Describe debtor's property that is subject to a lien

**\$166,000.00**

**\$18,000,000.00**

Creditor's Name

**6200 Mid Atlantic Drive  
Morgantown, WV 26508**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

**10/22/13**

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.3**

**29.64 acres, 0.637 acres, and 0.944 acres of real estate located in Middletown Mall, White Hall, Grant District, Marion County, West Virginia. DB 1009, Pg 364.**

Describe the lien

**Deed of Trust**

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$13,217,961.  
95**

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

**Reeder & Shuman  
256 High Street  
Morgantown, WV 26507**

On which line in Part 1 did you enter the related creditor?

Line **2.5**

Last 4 digits of account number for this entity

**Water Warner & Harris  
P.O. Box 1716  
Clarksburg, WV 26302**

Line **2.9**

Debtor name **Pin Oak Properties, LLC**United States Bankruptcy Court for the: **NORTHERN DISTRICT OF WEST VIRGINIA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 206E/F

## Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims****1. Do any creditors have priority unsecured claims?** (See 11 U.S.C. § 507).☐ No. Go to Part 2.☒ Yes. Go to line 2.**2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part.** If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount
2.1	Priority creditor's name and mailing address <b>Internal Revenue Service</b> <b>P.O. Box 145595</b> <b>Cincinnati, OH 45250</b>  Date or dates debt was incurred <b>11/01/16</b>  Last 4 digits of account number <b>7116</b> Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <b>Federal tax lien for 941 taxes for periods ending: 12/31/14; 09/30/15; and 12/31/15.</b>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$43,203.91</b> <b>\$43,203.91</b>
2.2	Priority creditor's name and mailing address <b>Internal Revenue Service</b> <b>P.O. Box 145595</b> <b>Cincinnati, OH 45250</b>  Date or dates debt was incurred <b>12/16/16</b>  Last 4 digits of account number <b>6416</b> Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <b>Federal tax lien for 940 taxes for period ending 12/31/14 and 941 taxes for period ending 06/30/15.</b>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$20,704.12</b> <b>\$20,704.12</b>

2.3	<p>Priority creditor's name and mailing address</p> <p><b>Internal Revenue Service</b>  <b>P.O. Box 145595</b>  <b>Cincinnati, OH 45250</b></p> <hr/> <p>Date or dates debt was incurred</p> <p><b>05/11/17</b></p> <hr/> <p>Last 4 digits of account number <b>1317</b></p> <p>Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)</p>	<p>As of the petition filing date, the claim is:</p> <p><i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <hr/> <p>Basis for the claim:</p> <p><b>Federal tax lien for 940 taxes for period ending 12/31/15 and 941 taxes for period ending: 03/31/16; 06/30/16; and 09/30/16.</b></p> <hr/> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes</p>	<p><b>\$51,751.66</b></p> <p><b>\$51,751.66</b></p>
2.4	<p>Priority creditor's name and mailing address</p> <p><b>Internal Revenue Service</b>  <b>P.O. Box 145595</b>  <b>Cincinnati, OH 45250</b></p> <hr/> <p>Date or dates debt was incurred</p> <p><b>08/26/15</b></p> <hr/> <p>Last 4 digits of account number <b>6415</b></p> <p>Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)</p>	<p>As of the petition filing date, the claim is:</p> <p><i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <hr/> <p>Basis for the claim:</p> <p><b>Federal tax lien for 941 taxes for periods ending 03/31/15.</b></p> <hr/> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes</p>	<p><b>\$21,454.64</b></p> <p><b>\$21,454.64</b></p>
2.5	<p>Priority creditor's name and mailing address</p> <p><b>Internal Revenue Service</b>  <b>P.O. Box 145595</b>  <b>Cincinnati, OH 45250</b></p> <hr/> <p>Date or dates debt was incurred</p> <p><b>07/01/15</b></p> <hr/> <p>Last 4 digits of account number <b>2315</b></p> <p>Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)</p>	<p>As of the petition filing date, the claim is:</p> <p><i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <hr/> <p>Basis for the claim:</p> <p><b>Federal tax lien for 940 taxes for period ending 12/31/10 and 941 taxes for period ending 09/30/14.</b></p> <hr/> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes</p>	<p><b>\$24,329.19</b></p> <p><b>\$24,329.19</b></p>
2.6	<p>Priority creditor's name and mailing address</p> <p><b>Marion County Sheriff Tax Office</b>  <b>200 Jackson St 101</b>  <b>Fairmont, WV 26555</b></p> <hr/> <p>Date or dates debt was incurred</p> <p><b>06/30/16</b></p> <hr/> <p>Last 4 digits of account number</p> <p>Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)</p>	<p>As of the petition filing date, the claim is:</p> <p><i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <hr/> <p>Basis for the claim:</p> <p><b>Real estate taxes.</b></p> <hr/> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes</p>	<p><b>\$335,498.40</b></p> <p><b>\$335,498.40</b></p>

2.7	<p>Priority creditor's name and mailing address</p> <p><b>State of WV Tax Dept.</b> <b>P.O. Box 2745</b> <b>Charleston, WV 25330</b></p> <hr/> <p>Date or dates debt was incurred</p> <p><b>11/30/16</b></p> <hr/> <p>Last 4 digits of account number</p> <p>Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)</p>	<p>As of the petition filing date, the claim is:</p> <p><i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <hr/> <p>Basis for the claim:</p> <p><b>Taxes</b></p> <hr/> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>	<b>\$37,924.36</b>	<b>\$37,924.36</b>
2.8	<p>Priority creditor's name and mailing address</p> <p><b>West Virginia State Tax Department</b> <b>Bankruptcy Division</b> <b>P.O. Box 766</b> <b>Charleston, WV 25323</b></p> <hr/> <p>Date or dates debt was incurred</p> <p><b>08/05/16</b></p> <hr/> <p>Last 4 digits of account number <b>8544</b></p> <p>Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)</p>	<p>As of the petition filing date, the claim is:</p> <p><i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <hr/> <p>Basis for the claim:</p> <p><b>State tax lien for periods: 03/31/14; 06/30/14; 09/30/14; 12/31/14; 03/31/15; 06/30/15; 09/30/15; and 12/31/15.</b></p> <hr/> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>	<b>\$36,595.12</b>	<b>\$36,595.12</b>
2.9	<p>Priority creditor's name and mailing address</p> <p><b>WorkForce WV Legal Section</b> <b>112 California Avenue</b> <b>Charleston, WV 25305</b></p> <hr/> <p>Date or dates debt was incurred</p> <p><b>09/28/12</b></p> <hr/> <p>Last 4 digits of account number <b>0962</b></p> <p>Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)</p>	<p>As of the petition filing date, the claim is:</p> <p><i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <hr/> <p>Basis for the claim:</p> <p><b>Unemployment Compensation tax lien for 04/01/12 through 06/30/12.</b></p> <hr/> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>	<b>\$1,614.69</b>	<b>\$1,614.69</b>
2.10	<p>Priority creditor's name and mailing address</p> <p><b>WorkForce WV Legal Section</b> <b>112 California Avenue</b> <b>Charleston, WV 25305</b></p> <hr/> <p>Date or dates debt was incurred</p> <p><b>09/11/15</b></p> <hr/> <p>Last 4 digits of account number <b>0962</b></p> <p>Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)</p>	<p>As of the petition filing date, the claim is:</p> <p><i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <hr/> <p>Basis for the claim:</p> <p><b>Unemployment Compensation tax lien for 10/01/14 through 06/30/15.</b></p> <hr/> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>	<b>\$11,471.98</b>	<b>\$11,471.98</b>

2.11	Priority creditor's name and mailing address <b>WorkForce WV Legal Section</b> <b>112 California Avenue</b> <b>Charleston, WV 25305</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$2,464.90</b>	<b>\$2,464.90</b>
	Date or dates debt was incurred  <b>07/08/16</b>	Basis for the claim: <b>Unemployment Compensation tax lien for 07/01/15 through 09/30/15 and 01/01/16 through 03/31/16.</b>		
	Last 4 digits of account number <b>0962</b>  Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

  

2.12	Priority creditor's name and mailing address <b>WV Insurance Commissioner</b> <b>P.O. Box 50540</b> <b>Charleston, WV 25305</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$6,031.20</b>	<b>\$6,031.20</b>
	Date or dates debt was incurred <b>03/01/17</b>	Basis for the claim: <b>Tax</b>		
	Last 4 digits of account number  Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

  

2.13	Priority creditor's name and mailing address <b>WV Unemployment Compensation Div.</b> <b>P.O. Box 2573</b> <b>Charleston, WV 25301</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$8,928.43</b>	<b>\$8,928.43</b>
	Date or dates debt was incurred <b>09/05/16</b>	Basis for the claim: <b>Tax</b>		
	Last 4 digits of account number  Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

			Amount of claim
3.1	Nonpriority creditor's name and mailing address <b>City of Fairmont</b> <b>P.O. Box 182304</b> <b>Columbus, OH 43218</b>  Date(s) debt was incurred <b>04/08/16</b>  Last 4 digits of account number <b>—</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <b>Business debt.</b>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$7,882.14</b>

3.2	<b>Nonpriority creditor's name and mailing address</b> <b>CW Stickley</b> <b>69 Middletown Road</b> <b>White Hall, WV 26554</b>  Date(s) debt was incurred <u>10/29/15</u> Last 4 digits of account number _	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Business debt.</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$12,031.00</b>
3.3	<b>Nonpriority creditor's name and mailing address</b> <b>Gianola, Barnum, Bechtel &amp; Jecklin, LC</b> <b>1714 Mileground</b> <b>Morgantown, WV 26505</b>  Date(s) debt was incurred _ Last 4 digits of account number _	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Attorney fees.</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$978.75</b>
3.4	<b>Nonpriority creditor's name and mailing address</b> <b>Lee's Drywall</b> <b>243 Hidden Meadow Lane</b> <b>Swanton, MD 21561</b>  Date(s) debt was incurred <u>09/05/16</u> Last 4 digits of account number _	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Consumer debt.</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$170,721.40</b>
3.5	<b>Nonpriority creditor's name and mailing address</b> <b>Morgantown Security &amp; Fire</b> <b>P.O. Box 645353</b> <b>Pittsburgh, PA 15264</b>  Date(s) debt was incurred <u>01/28/16</u> Last 4 digits of account number _	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Business debt.</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$2,313.71</b>
3.6	<b>Nonpriority creditor's name and mailing address</b> <b>Peoples Gas</b> <b>P.O. Box 645345</b> <b>Pittsburgh, PA 15264</b>  Date(s) debt was incurred <u>12/05/16</u> Last 4 digits of account number _	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Business debt.</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$2,646.15</b>
3.7	<b>Nonpriority creditor's name and mailing address</b> <b>Rosso Roofing</b> <b>121 Railroad Street</b> <b>Uniontown, PA 15401</b>  Date(s) debt was incurred <u>04/03/17</u> Last 4 digits of account number _	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Business debt.</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$4,240.00</b>
3.8	<b>Nonpriority creditor's name and mailing address</b> <b>Security Systems of America</b> <b>500 Admore Blvd</b> <b>Pittsburgh, PA 15221</b>  Date(s) debt was incurred <u>11/19/14</u> Last 4 digits of account number _	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  <b>Basis for the claim:</b> <u>Business debt.</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$1,401.39</b>

3.9	Nonpriority creditor's name and mailing address <b>Southern Air</b> <b>P.O. Box 4205</b> <b>Lynchburg, VA 24502</b> Date(s) debt was incurred <u>05/25/16</u> Last 4 digits of account number <u>          </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business debt.</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$1,146.36</b>
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3.10	Nonpriority creditor's name and mailing address <b>Town of White Hall</b> <b>3 Timrod Dr, Fairmont</b> <b>Fairmont, WV 26554</b> Date(s) debt was incurred <u>07/18/16</u> Last 4 digits of account number <u>          </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Fire fee.</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$88,374.63</b>
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3.11	Nonpriority creditor's name and mailing address <b>Travelers</b> <b>P.O. Box 361136</b> <b>Columbus, OH 43236</b> Date(s) debt was incurred <u>10/19/16</u> Last 4 digits of account number <u>          </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business debt.</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$3,547.00</b>
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**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1	5a.	\$	<b>601,972.60</b>
5b. Total claims from Part 2	5b.	+	\$ <b>295,282.53</b>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c.	\$	<b>897,255.13</b>



Debtor name **Pin Oak Properties, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF WEST VIRGINIA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 206G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

*Property*

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**Aaron's  
56319 National Road  
Bridgeport, OH 43912**

2.2. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**BB&T  
127 W Webster Street  
Whiteville, NC 28472**

2.3. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**Bioscript Infusion Services, LLC  
100 Clearbrook Road, 3rd Fl  
Elmsford, NY 10523**

2.4. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**D & S Collectibles  
9479 Middletown Mall  
White Hall, WV 26554**

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases**

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract

**D&M Properties, LLC  
c/o Martin A. Burdoff  
21 New England Circle  
Fairmont, WV 26554**

2.6. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract

**Deep Valley, LLC  
24 Arrow Lane  
Mannington, WV 26582**

2.7. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract

**Diane's Hallmark  
9357 Middletown Mall  
Fairmont, WV 26554**

2.8. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement**

State the term remaining

List the contract number of any government contract

**Dolgencorp, LLC  
Attn: Director of Lease Renewals  
Re: Store #900  
100 Mission Ridge  
Goodlettsville, TN 37072**

2.9. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract

**Don Burrito of Fairmont, Inc.  
Attn: Francisco Guerrero  
57 Norway Loop Road  
Fairmont, WV 26554**

2.10. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract

**G.S.A.  
U.S.G.S.A.  
The Strawbridge's Building  
20 North Eight Street  
Philadelphia, PA 19107**

**Additional Page if You Have More Contracts or Leases**

**2. List all contracts and unexpired leases**

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

government contract

- 2.11. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract

**Hardee's  
7490 Clubhouse Rd.  
Boulder, CO 80301**

- 2.12. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract

**High Life Lounge  
9723 Mall Loop  
White Hall, WV 26554**

- 2.13. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract

**K.B. & B. Associates, Inc.  
dba Mattress Warehouse  
Legal Department  
2982 Winfield Road  
Winfield, WV 25213**

- 2.14. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract

**Master Cuts #4926  
7201 Metro Boulevard  
Minneapolis, MN 55439**

- 2.15. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

State the term remaining

List the contract number of any government contract

**Regis Corp  
7201 Metro Boulevard  
Minneapolis, MN 55439**

- 2.16. State what the contract or lease is for and the nature of the debtor's interest **Rental Lease Agreement.**

**SNS Foods, Inc.  
Attn: Tom Jamieson  
107 Regency Drive  
Uniontown, PA 15401**

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

State the term remaining

List the contract number of any government contract

2.17. State what the contract or lease is for and the nature of the debtor's interest  
State the term remaining  
List the contract number of any government contract

Rental Lease Agreement.  
  
Subway Store No. 11204  
9547 Middletown Mall  
Fairmont, WV 26554

2.18. State what the contract or lease is for and the nature of the debtor's interest  
State the term remaining  
List the contract number of any government contract

Rental Lease Agreement.  
  
The Jewelers Bench  
9329 Middletown Mall  
Fairmont, WV 26554

2.19. State what the contract or lease is for and the nature of the debtor's interest  
State the term remaining  
List the contract number of any government contract

Rental Lease Agreement.  
  
United States of America Baltimore Dist.  
U.S. Army Engineer Dist.  
City Crescent Building  
Seventh Floor, Ste 7600  
Baltimore, MD 21201

Debtor name **Pin Oak Properties, LLC**United States Bankruptcy Court for the: **NORTHERN DISTRICT OF WEST VIRGINIA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206H  
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.**

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules that apply:

2.1 **Dietrich Steve Fansler** 3120 Fairway Drive Morgantown, WV 26508

**Advance Refrigeration, Inc.**

☒ D 2.1  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

2.2 **Dietrich Steve Fansler** 3120 Fairway Drive Morgantown, WV 26508

**FK Everest, Inc**

☒ D 2.4  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

2.3 **Dietrich Steve Fansler** 3120 Fairway Drive Morgantown, WV 26508

**Jackson Kelly, PLLC**

☒ D 2.7  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

2.4 **Dietrich Steve Fansler** 3120 Fairway Drive Morgantown, WV 26508

**Mercantile Realty, Inc.**

☒ D 2.8  
☐ E/F \_\_\_\_\_  
☐ G \_\_\_\_\_

**Fill in this information to identify the case:**Debtor name **Pin Oak Properties, LLC**United States Bankruptcy Court for the: **NORTHERN DISTRICT OF WEST VIRGINIA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/16

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income****1. Gross revenue from business**☐ None.**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year****From the beginning of the fiscal year to filing date:**From **1/01/2017** to **Filing Date****Sources of revenue**  
Check all that apply☒ Operating a business☐ Other \_\_\_\_\_**Gross revenue**  
(before deductions and exclusions)**\$498,205.41****For prior year:**From **1/01/2016** to **12/31/2016**☒ Operating a business☐ Other \_\_\_\_\_**\$1,934,998.42****For year before that:**From **1/01/2015** to **12/31/2015**☒ Operating a business☐ Other \_\_\_\_\_**\$3,576,000.95****2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.**Description of sources of revenue****Gross revenue from each source**  
(before deductions and exclusions)**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.**Creditor's Name and Address****Dates****Total amount of value****Reasons for payment or transfer**  
*Check all that apply*

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. <b>Travelers</b> <b>P.O. Box 361136</b> <b>Columbus, OH 43236</b>	<b>03/2017 thru</b> <b>05/2017</b>	<b>\$13,890.77</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input checked="" type="checkbox"/> Other <u><b>Liability insurance.</b></u>
3.2. <b>Mon Power</b> <b>P.O. Box 3615</b> <b>Akron, OH 44309</b>	<b>03/2017 thru</b> <b>05/2017</b>	<b>\$19,728.11</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input checked="" type="checkbox"/> Other <u><b>Electric.</b></u>

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
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**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments****7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☒ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
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**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

**Part 4: Certain Gifts and Charitable Contributions**

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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**Part 5: Certain Losses**

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).		

**Part 6: Certain Payments or Transfers**

11. **Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. Gianola, Barnum, Bechtel & Jecklin, LC 1714 Mileground Morgantown, WV 26505	\$250 an hour for attorney fees. Placed \$10,000 in client's escrow account.	06/06/17	\$10,000.00
Email or website address djecklin@gbbjlaw.com			
Who made the payment, if not debtor? Dietrich Steven Fansler			

12. **Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.  
Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. **Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.



Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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**Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy From-To
---------	-------------------------------

**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
---------------------------	---	---

**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**☒ No.☐ Yes. State the nature of the information collected and retained.**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**☒ No. Go to Part 10.☐ Yes. Does the debtor serve as plan administrator?**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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18.1. **BB&T Bank**  
**496 High Street**  
**Morgantown, WV 26505**

XXXX-

- ☒ Checking  
☐ Savings  
☐ Money Market  
☐ Brokerage  
☐ Other\_\_

**10/2016 -BB&T  
closed five  
checking  
accounts and  
applied funds to  
the loan  
purchased by  
General  
Acquisitions,  
LLC.**

**\$0.00**

**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☐ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
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**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☐ None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
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**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☐ None

**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**

- ☐ No.  
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

- ☐ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**24. Has the debtor notified any governmental unit of any release of hazardous material?**

- ☐ No.  
☐ Yes. Provide details below.

Site name and address

Governmental unit name and address

Environmental law, if known

Date of notice

**Part 13: Details About the Debtor's Business or Connections to Any Business****25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☒ None

Business name address

Describe the nature of the business

Employer Identification number

Do not include Social Security number or ITIN.

Dates business existed

**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

Name and address

Date of service  
From-To

26a.1. **Tracy Fansler**  
**3120 Fairway Drive**  
**Morgantown, WV 26508**

**2004 thru present**

26a.2. **Steve Williams, CPA**  
**Tetrick & Bartlett, PLLC**  
**1517 Mary Lou Retton Drive**  
**Fairmont, WV 26554**

**2017**

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

Name and address

If any books of account and records are unavailable, explain why

26c.1. **Dietrich Steve Fansler and Tracy Fansler**  
**3120 Fairway Drive**  
**Morgantown, WV 26508**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

Name and address

**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory

Date of inventory

The dollar amount and basis (cost, market, or other basis) of each inventory

**28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

Name	Address	Position and nature of any interest	% of interest, if any
Dietrich Steve Fansler	3120 Fairway Drive Morgantown, WV 26508	Managing Member	100%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No  
☐ Yes. Identify below.

30. **Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☐ No  
☒ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1 Dietrich Steve Fansler 3120 Fairway Drive Morgantown, WV 26508	\$91,064.85	01/01/2016 - 12/31/2016	Withdrawals, distributions.
Relationship to debtor Managing Member			

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No  
☐ Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No  
☐ Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **June 7, 2017**

**/s/ Dietrich Steve Fansler**

Signature of individual signing on behalf of the debtor

**Dietrich Steve Fansler**

Printed name

Position or relationship to debtor **Managing Member**

**Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?**

☒ No

☐ Yes

**United States Bankruptcy Court  
Northern District of West Virginia**

In re **Pin Oak Properties, LLC**

Debtor(s)

Case No.  
Chapter**11**

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>Dietrich Steve Fansler 3120 Fairway Drive Morgantown, WV 26508</b>			<b>100%</b>

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **Managing Member** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **June 7, 2017**

Signature **/s/ Dietrich Steve Fansler**  
**Dietrich Steve Fansler**

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court**  
**Northern District of West Virginia**

In re Pin Oak Properties, LLC

Debtor(s)

Case No.

Chapter 11

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)**

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	\$250.00 hourly rate
Prior to the filing of this statement I have received	\$	\$10,000.00
Balance Due	\$	

2. The source of the compensation paid to me was:

☐ Debtor ☒ Other (specify): **Dietrich Steve Fansler**

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify):

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- [Other provisions as needed]

**Negotiations with secured creditors to reduce to market value; exemption planning; preparation and filing of reaffirmation agreements and applications as needed; preparation and filing of motions pursuant to 11 USC 522(f)(2)(A) for avoidance of liens on household goods. Work on refinancing primary secured loan on real property with a third party lender to reduce monthly payments.**

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

**Representation of the debtors in any dischargeability actions, judicial lien avoidances, relief from stay actions or any other adversary proceeding.**

**CERTIFICATION**

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

June 7, 2017

Date

/s/ David M. Jecklin

David M. Jecklin 9678

Signature of Attorney

Gianola, Barnum, Bechtel & Jecklin, LC

1714 Mileground

Morgantown, WV 26505

(304) 291-6300 Fax: (304) 291-6307

djecklin@gbbjlaw.com

Name of law firm

**United States Bankruptcy Court  
Northern District of West Virginia**

In re **Pin Oak Properties, LLC**

Debtor(s)

Case No.

Chapter

**11**

**VERIFICATION OF CREDITOR MATRIX**

I, the Managing Member of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **June 7, 2017**

**/s/ Dietrich Steve Fansler**

**Dietrich Steve Fansler/Managing Member**

Signer/Title



Pin Oak Properties, LLC  
3120 Fairway Drive  
Morgantown, WV 26508

David M. Jecklin  
Gianola, Barnum, Bechtel & Jecklin, LC  
1714 Mileground  
Morgantown, WV 26505

Aaron's  
56319 National Road  
Bridgeport, OH 43912

Advance Refrigeration, Inc.  
689 Fairchance Road  
Morgantown, WV 26508

BB&T  
127 W Webster Street  
Whiteville, NC 28472

Bioscript Infusion Services, LLC  
100 Clearbrook Road, 3rd Fl  
Elmsford, NY 10523

City Neon, Inc.  
c/o Michael L. Solomon  
Solomon & Solomon  
330 Chestnut Street  
Morgantown, WV 26505

City of Fairmont  
P.O. Box 182304  
Columbus, OH 43218

Clear Mountain Bank  
P.O. Box 205  
Bruceton Mills, WV 26525

CW Stickley  
69 Middletown Road  
White Hall, WV 26554

D & S Collectibles  
9479 Middletown Mall  
White Hall, WV 26554

D&M Properties, LLC  
c/o Martin A. Burdoff  
21 New England Circle  
Fairmont, WV 26554

Deep Valley, LLC  
24 Arrow Lane  
Mannington, WV 26582

Diane's Hallmark  
9357 Middletown Mall  
Fairmont, WV 26554

Dietrich Steve Fansler  
3120 Fairway Drive  
Morgantown, WV 26508

Dolgencorp, LLC  
Attn: Director of Lease Renewals  
Re: Store #900  
100 Mission Ridge  
Goodlettsville, TN 37072

Don Burrito of Fairmont, Inc.  
Attn: Francisco Guerrero  
57 Norway Loop Road  
Fairmont, WV 26554

FK Everest, Inc  
140 Business, Park Dr,  
Fairmont, WV 26554

G.S.A.  
U.S.G.S.A.  
The Strawbridge's Building  
20 North Eight Street  
Philadelphia, PA 19107

General Acquistions, LLC  
6200 Mid Atlantic Drive  
Morgantown, WV 26508

Gianola, Barnum, Bechtel & Jecklin, LC  
1714 Mileground  
Morgantown, WV 26505

Hardee's  
7490 Clubhouse Rd.  
Boulder, CO 80301

High Life Lounge  
9723 Mall Loop  
White Hall, WV 26554

Internal Revenue Service  
P.O. Box 145595  
Cincinnati, OH 45250

Jackson Kelly, PLLC  
P.O. Box 553  
Charleston, WV 25322

K.B. & B. Associates, Inc.  
dba Mattress Warehouse  
Legal Department  
2982 Winfield Road  
Winfield, WV 25213

Lee's Drywall  
243 Hidden Meadow Lane  
Swanton, MD 21561

Marion County Sheriff Tax Office  
200 Jackson St 101  
Fairmont, WV 26555

Master Cuts #4926  
7201 Metro Boulevard  
Minneapolis, MN 55439

Mercantile Realty, Inc.  
Chelsae Richmond  
Robinson & McElwee, PLLC  
P.O. Box 1791  
Charleston, WV 25326

Morgantown Security & Fire  
P.O. Box 645353  
Pittsburgh, PA 15264

Peoples Gas  
P.O. Box 645345  
Pittsburgh, PA 15264

R.D. Wilson Sons & Company  
P.O. Box 1486  
Clarksburg, WV 26301

RDR Properties  
6200 Mid Atlantic Drive  
Morgantown, WV 26508

Reeder & Shuman  
256 High Street  
Morgantown, WV 26507

Regis Corp  
7201 Metro Boulevard  
Minneapolis, MN 55439

Rosso Roofing  
121 Railroad Street  
Uniontown, PA 15401

Security Systems of America  
500 Admore Blvd  
Pittsburgh, PA 15221

SNS Foods, Inc.  
Attn: Tom Jamieson  
107 Regency Drive  
Uniontown, PA 15401

Southern Air  
P.O. Box 4205  
Lynchburg, VA 24502

State of WV Tax Dept.  
P.O. Box 2745  
Charleston, WV 25330

Subway Store No. 11204  
9547 Middletown Mall  
Fairmont, WV 26554

The Jewelers Bench  
9329 Middletown Mall  
Fairmont, WV 26554

Town of White Hall  
3 Timrod Dr, Fairmont  
Fairmont, WV 26554

Travelers  
P.O. Box 361136  
Columbus, OH 43236

United States of America Baltimore Dist.  
U.S. Army Engineer Dist.  
City Crescent Building  
Seventh Floor, Ste 7600  
Baltimore, MD 21201

Water Warner & Harris  
P.O. Box 1716  
Clarksburg, WV 26302

West Virginia State Tax Department  
Bankruptcy Division  
P.O. Box 766  
Charleston, WV 25323

WorkForce WV Legal Section  
112 California Avenue  
Charleston, WV 25305

WV Insurance Commissioner  
P.O. Box 50540  
Charleston, WV 25305

WV Unemployment Compensation Div.  
P.O. Box 2573  
Charleston, WV 25301

**United States Bankruptcy Court  
Northern District of West Virginia**

In re **Pin Oak Properties, LLC**

Debtor(s)

Case No.

Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Pin Oak Properties, LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

☒ None [*Check if applicable*]

**June 7, 2017**

Date

**/s/ David M. Jecklin**

**David M. Jecklin 9678**

Signature of Attorney or Litigant

Counsel for **Pin Oak Properties, LLC**

**Gianola, Barnum, Bechtel & Jecklin, LC**

**1714 Mileground**

**Morgantown, WV 26505**

**(304) 291-6300 Fax:(304) 291-6307**

**djecklin@gbbjlaw.com**